

Dear Ms. Palen

I understand that a working group of the Virginia Housing Commission is considering proposed "AirB&B" legislation that would allow anyone to have short term rentals in any neighborhood regardless of local zoning regulations or home owner association covenants.

I oppose the proposed "AirB&B" legislation.

Local zoning regulations and home owner association covenants are intended to prevent the indiscriminate mixing of various kinds of activity – residential, commercial, industrial, etc. – by keeping them separate. The proposed "AirB&B" legislation would permit the commercial activity of short term rentals to be done anywhere. This would, if enacted, have the strong potential to dramatically and adversely change the character of residential neighborhoods, diminish the quality of life and reduce the property values of most neighborhood residents for the financial benefit of a very few. That is not fair.

I believe that local people are in the best position to decide on whether, where and under what conditions to allow commercial activity such as short term rentals, and that passage of the proposed "AirB&B" legislation would rob them of the ability to manage that important aspect of their lives.

Sincerely,

Norman Fuss
Williamsburg